## REDLAND ACRES AVOCADO HOMES

A SUBDIVISION OF A PORTION OF THE NW 1/4 OF THE SW 1/4, SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY. FLORIDA

## ZONING HEARING PLANS REVIEW

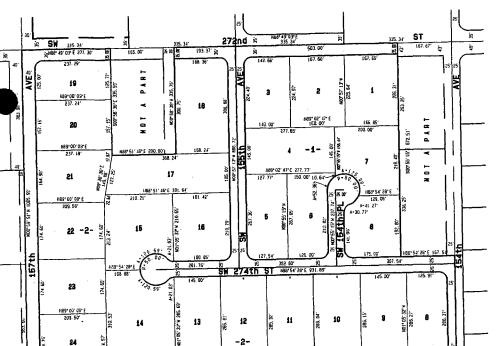
D' PLANS WITHIN THE SCOPE OF AD

D PLANS NOT WITHIN THE SCOPE OF AL REVIEWED BY: Both

ON: 9 129 103

GRAPHIC SCALE

7



N88\*57' 11\* €

276th

139.86

1

306. 95' 588' 57' 11' W 341, 95'

NOT A PART

140.00

2

3

ZONING LEGEND:

PROPERTY ZONED GROSS AREA TOTAL NUMBER OF LOTS

TOTAL GROSS LOT AREA

43.560 Square Feet +/-66.794 Square Feet +/-46.933 Square Feet +/-

MINIMUM LOT FRONTAGE (AT R/W LINE) 125.00 feet

EU-1 34.574 Acres +/-

1,501,864 Square Feet

32 Lots

LEGAL DESCRIPTION:

The Northwest 1/4 of the Southwest 1/4: Less the East 1/4 of the Northwest 1/4 of the Northwest 1/2 of the Southwest 1/4: A fact the Northwest 1/4 of the Southwest 1/4: A fact the Northwest 1/4: A fact the Southwest 1/4: A fact the Northwest 1/4: A fac

The right of way for Empore Drive (SW 272nd Street), recorded in Official Records Book 6362 at Page 442 of the Public Records of Wisai-Dade County, Fiorida, lying and being in the Northwest 1/4 of the Northwest 1/4 of Southerst 1/4 of Section 33, Township 56 South, Range 39 East, Misai-Dade County, Florida, and being more particularly described as follows:

particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 33: thence run North B849'03" East along the morth line of the Southwest 1/4 of said Section 33: said line being also the Conter line of Embore Drive [SM 272nd Street] for a distance of 727.30 feet to the POINT OF.

BEGINNING of the herein described tract of land; thence run South 058'36' East for a distance of 35.00 feet to a point of intersection with a line which is 35.00 feet south of and parallel to the North line of the Southwest 1/4 of said Section 33; Stheance run North B849'03' East along a line Southwest 1/4 of said Section 33: Suthwest 1/4 of said Section 33: Of set 1/4 of said Section 33: thence run North 056'36' West for a distance of 165.00 feet; thence run South 849'03' West along a distance of 35.00 feet to the North line of the Southwest 1/4 of said Section 33: thence run South 849'03' West along the North line of the Southwest 1/4 of said Section 37 or a distance of 165.00 feet to the Point Of BEGINNING, AND LESS:

A Tract of land lying and being in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33. Township 56 South, Range 39 East, Miami-Dade County, Fiorida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 33; thence run North 8849'03' East along the North line of the Southwest 1/4 of said Section 33, said line being also the center line of Eapone Drive (SW 278nd Street) For a distance of 27.30 feet; thence run South Street) For a distance of 27.30 feet; thence run South Online Commence of the Section 30 feet the Section 30 feet the Section Section 1/2 feet 1/2 fee

A Tract of land lying and being in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33. Township 56 South, Range 38 East, Hilani-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 33; thence run North BB49 03\* East along the North line of the Southwest 1/4 of said Section 33, said line being also the center line of Empore Drive (SM 272nd Street) for a distance of 442.30 fest to the POINT OF BEGINNING of the herein described tract of lend; thence continue North BB49 02\* East slong said control for a distance of 35.00 feet; thence run South OSS 35 East for a distance of 35.00 feet; thence run North BB49 10 feet for a distance of 35.00 feet; then of Ton North BB58 35 mest for a distance of 35.00 feet; then of Ton North BB58 35 mest for a distance of 35.00 feet; then of Ton North BB58 35 mest for a distance of 35.00 feet; then of Ton North BB58 35 mest for a distance of 35.00 feet; then of Ton North BB58 35 mest for a distance of 35.00 feet; then of Ton North BB58 35 mest for a distance of 35.00 feet; then of Ton North BB58 35 mest for a distance of 35.00 feet; then of Ton North BB58 35 mest for a distance of 35.00 feet; then of Ton North BB58 35 mest for a distance of 35.00 feet; then of Ton North BB58 35 mest for a distance of 35.00 feet; then of Ton North BB58 35 mest for a distance of 35.00 feet; then of Ton North BB58 35 mest for a distance of 35.00 feet; then of Ton North BB58 35 mest for a distance of 35.00 feet; then of Ton North BB58 35 mest for a distance of 35.00 feet; then of Ton North BB58 35 mest for the DB58 35

ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.

THIS IS NOT A BOUNDARY SURVEY

SITE PLAN

BROWNELL & ASSOCIATES. INC

LAND SURVEYORS Florida, 38145 (805) 444-2084

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